

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction: October 4, 2005
Public Hearing: October 25, 2005

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of a portion of Tract 7L2, Fresno Place, El Paso, El Paso County, Texas from C-1/sc (Commercial/special contract) to C-2 (Commercial/special contract). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Subject Property: 7958-7960 Alameda Ave. Applicant: Rodolfo & Lilia M. Segoviano. ZON05-00092 (District 7)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 7L2, FRESNO PLACE, EL PASO, EL PASO COUNTY, TEXAS FROM C-1/SC (COMMERCIAL/SPECIAL CONTRACT) TO C-2/SC (COMMERCIAL/SPECIAL CONTRACT). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, upon full review of the record, to include citizen input and recommending body reports, City Council has reasonably determined that the proposed change in zoning will not be a detriment to or incompatible with adjacent land uses or adverse to the public welfare, and should be approved as provided for herein.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning *Tract 7L2, Fresno Place, El Paso, El Paso County, Texas*, be changed from C-1/sc (Commercial/special contract) to C-2/sc (Commercial/special contract), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of October, 2005.

THE CITY OF EL PASO

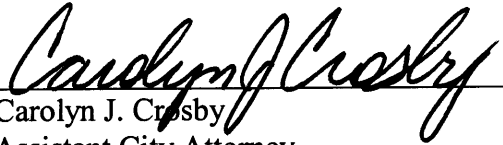
John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk


(Signatures continue on following page)

APPROVED AS TO FORM:



Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:



Christina Valles, Planner II
Planning, Research & Development
Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development
Department

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DEPUTY DIRECTOR



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

September 27, 2005

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Christina Valles, Planner II

SUBJECT: ZON05-00092

The City Plan Commission (CPC), on September 22, 2005, voted **5 - 0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this request.

Attachment: Site Plan, Location Map.

STAFF REPORT

Rezoning Case: ZON05-00092

Property Owner(s): Rodolfo & Lilia M. Segoviano

Applicant(s): Rodolfo & Lilia M. Segoviano

Representative(s): Rodolfo & Lilia M. Segoviano

Legal Description: Tract 7L2, Block 30, Ysleta Grant

Location: 7958 - 7960 Alameda Avenue

Representative District: # 7

Area: 0.6786 Acres

Present Zoning: C-1/sc (Commercial/conditions)

Present Use: Ballroom

Proposed Zoning: C-2 (Commercial)

Proposed Use: Ballroom

Recognized Neighborhood Associations Contacted: Thomas Manor Neighborhood Association

Surrounding Land Uses:

North -	C-3 (Commercial) / Junk Yard
South -	R-F (Ranch and Farm) / Vacant
East -	C-3/c (Commercial/conditions) / School Parking
West-	C-3/sc (Commercial/conditions) / Car Lot

Year 2025 Designation: Mixed Use (Mission Valley Planning Area)

**CITY PLAN COMMISSION HEARING, September, 22, 2005,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

ITEM #

Zoning Case: ZON05-00092

General Information:

The applicant is requesting a rezoning from C-1 (Commercial) to C-2 (Commercial) in order to permit a Ballroom. The property is 0.6786 acres in size and is currently zoned C-1. Access is proposed via **Fresno and Alameda Drive** with 50 parking spaces provided. The property has the following special contract requirements: Raze existing building within one year of contract (October 20, 1977); "Alameda is being improved by widening the pavement thereof, first party shall at no cost to the City install a concrete curb, gutter & sidewalk along side property adjacent to Alameda"; Construct a facility on the property for the on site ponding of storm water; Install a one foot high concrete curb along the boundary fronting Alameda except where driveways are permitted.

Information to the Commission:

The Planning Department has received no calls or letters in support or opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **Approval** of this request for rezoning from C-1 (Commercial) to C-2 (Commercial).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso "provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development."

The Year 2025 Projected General Land Use Map for the Mission Valley Planning Area designates this property for mixed land uses.

C-2(Commercial) zoning permits a dancehall with a special permit and is compatible with adjacent development.

The Commission must determine the following:

- A. Will the C-2 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will C-2 (Commercial) be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

Need to specify square footage and accessory uses to determine parking requirements.

Project will not meet the ordinance as submitted.

Engineering Department, Development Division Notes:

No comments.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No objections.

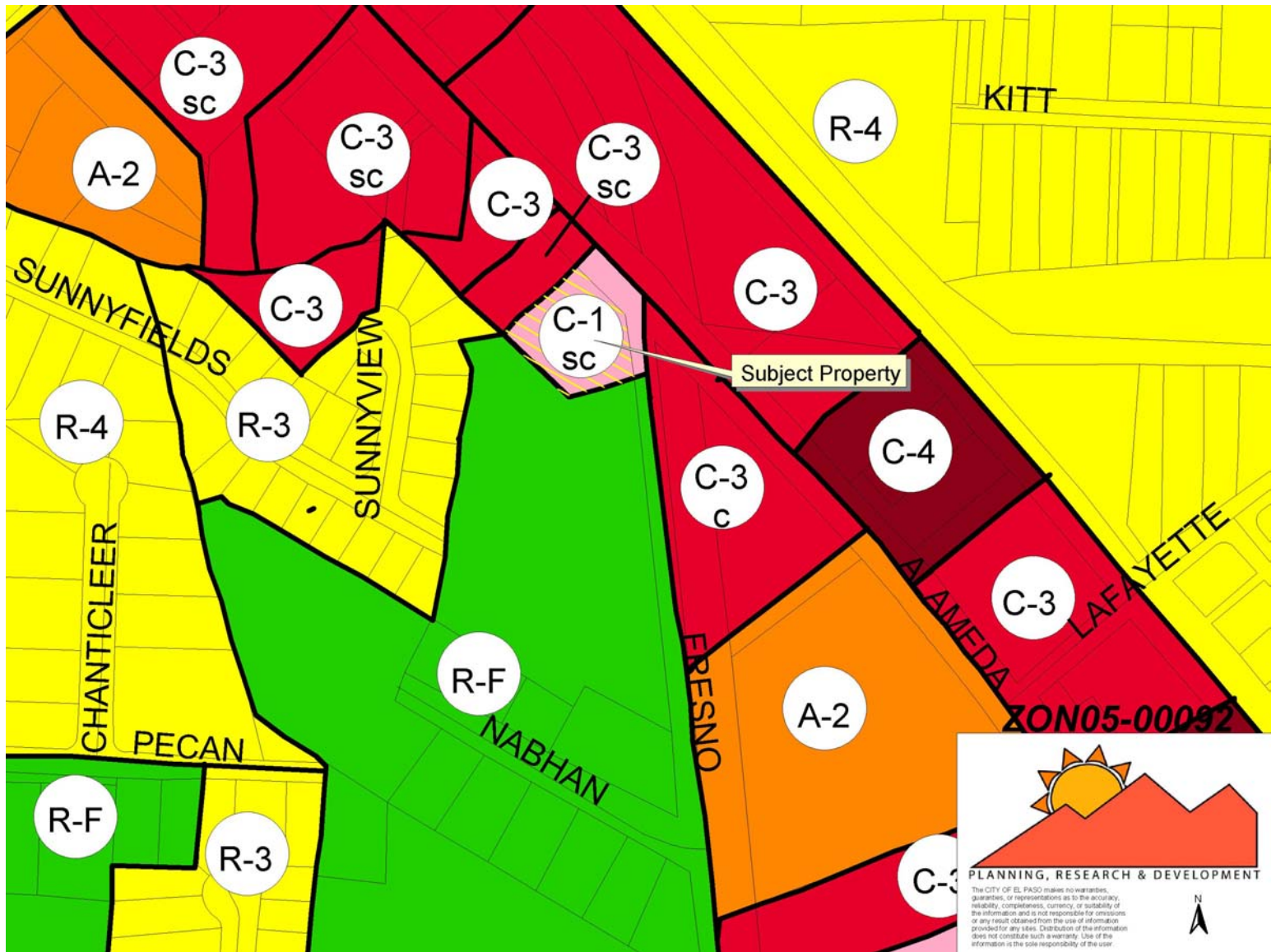
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Mission Valley Planning Area designates this property for Mixed-land uses.
- B. C-2 (Commercial) zoning permits a dancehall with a special permit and is compatible with adjacent development.

ATTACHMENT: Site Plan; Location Map.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAP



